

FOR SALE / LEASE

HIGH-QUALITY, OFFICE/INDUSTRIAL PROPERTY IN SOUTHWEST WINNIPEG



1555 Buffalo Place

WINNIPEG, MB



DERRICK CHARTIER, Principal
(204) 985-1369
derrick.chartier@capitalgrp.ca
Services provided by Derrick Chartier Personal Real Estate Corporation

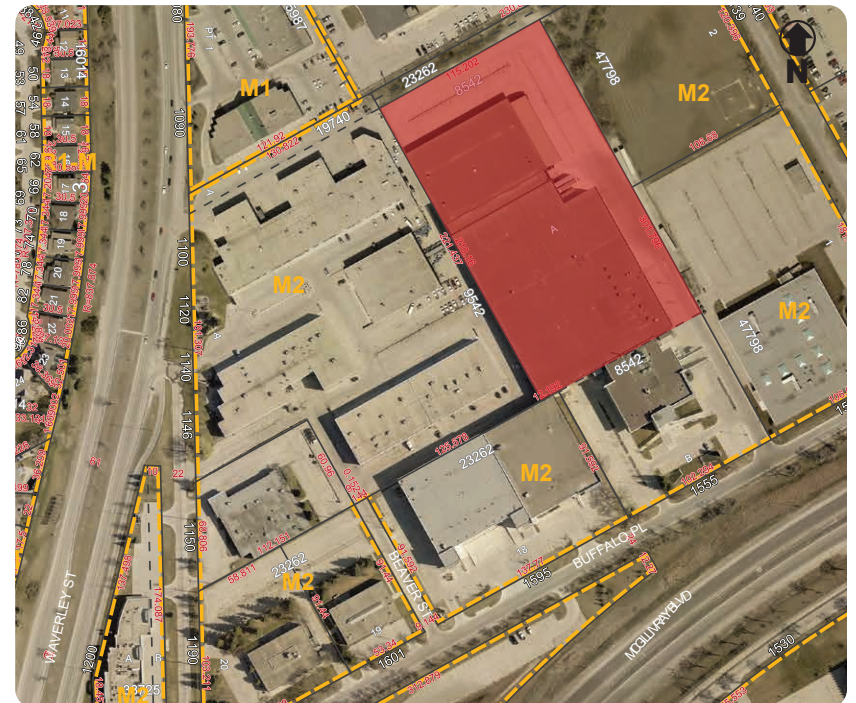
RENNIE ZEGALSKI, Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca
Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY DETAILS

LAND AREA	8.29 acres (+/-)
BUILDING AREA	207,000 sq. ft. (+/-)
WAREHOUSE AREA AVAILABLE	22' clear original building: 112,105 sq. ft. (+/-)
OFFICE AREA AVAILABLE	2nd Floor Mezz.: 10,435 sq. ft. (+/-)
STRUCTURE	Masonry & Steel Frame Construction
ROOF	Metal Deck
WAREHOUSE LIGHTING	T5 lighting
LOADING & SHIPPING	<ul style="list-style-type: none"> • 7 double-wide exterior doors to covered loading area • 10 interior dock level doors with levellers • 3 non-covered dock level doors with levellers
PALLET STORAGE AREA	6,000 sq. ft. <i>(outdoor pallet storage building with dry fire suppression)</i>
HEATING	Hot water boiler
COOLING	Full A/C throughout office and warehouse areas
SPRINKLER SYSTEM	ESFR Fire Suppression System
POWER	1600 amp, 600 Volt, 3 Phase
COLUMN SPACING	Original Building: 26' x 54' Building Expansion: 43' x 53'
BACKUP POWER	500 Kw Diesel generator
FORKLIFT CHARGING	36 forklift recharging stations
SALE PRICE	Contact Agent
RENTAL RATE	TBD <i>(dependent upon square footage requirements)</i>
ADDITIONAL RENT	\$3.60 per sq. ft.

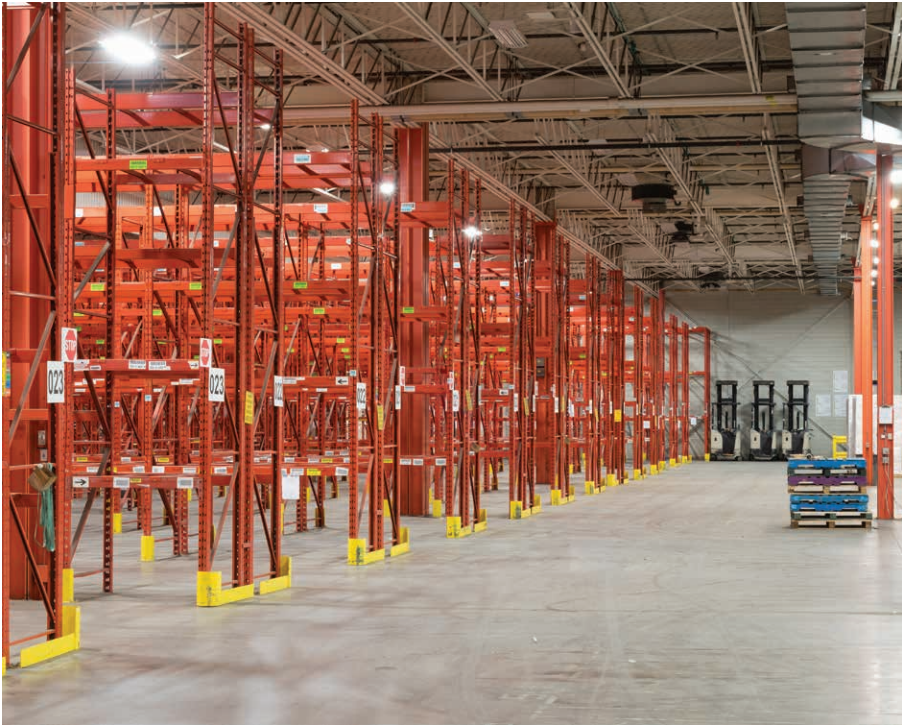
PROPERTY HIGHLIGHTS

- Well-situated in the desirable southwest quadrant of Winnipeg and surrounded by various amenities
- Good visibility from a major thoroughfare
- Close proximity to the Southwest Rapid Transit Line
- Fully-developed mezzanine office space
- Fully air-conditioned, high-ceiling warehouse space with existing racking
- 500 Kw diesel generator
- ESFR sprinkler system
- Heated, covered loading area
- Extremely well-maintained overall building condition
- Ample on-site parking



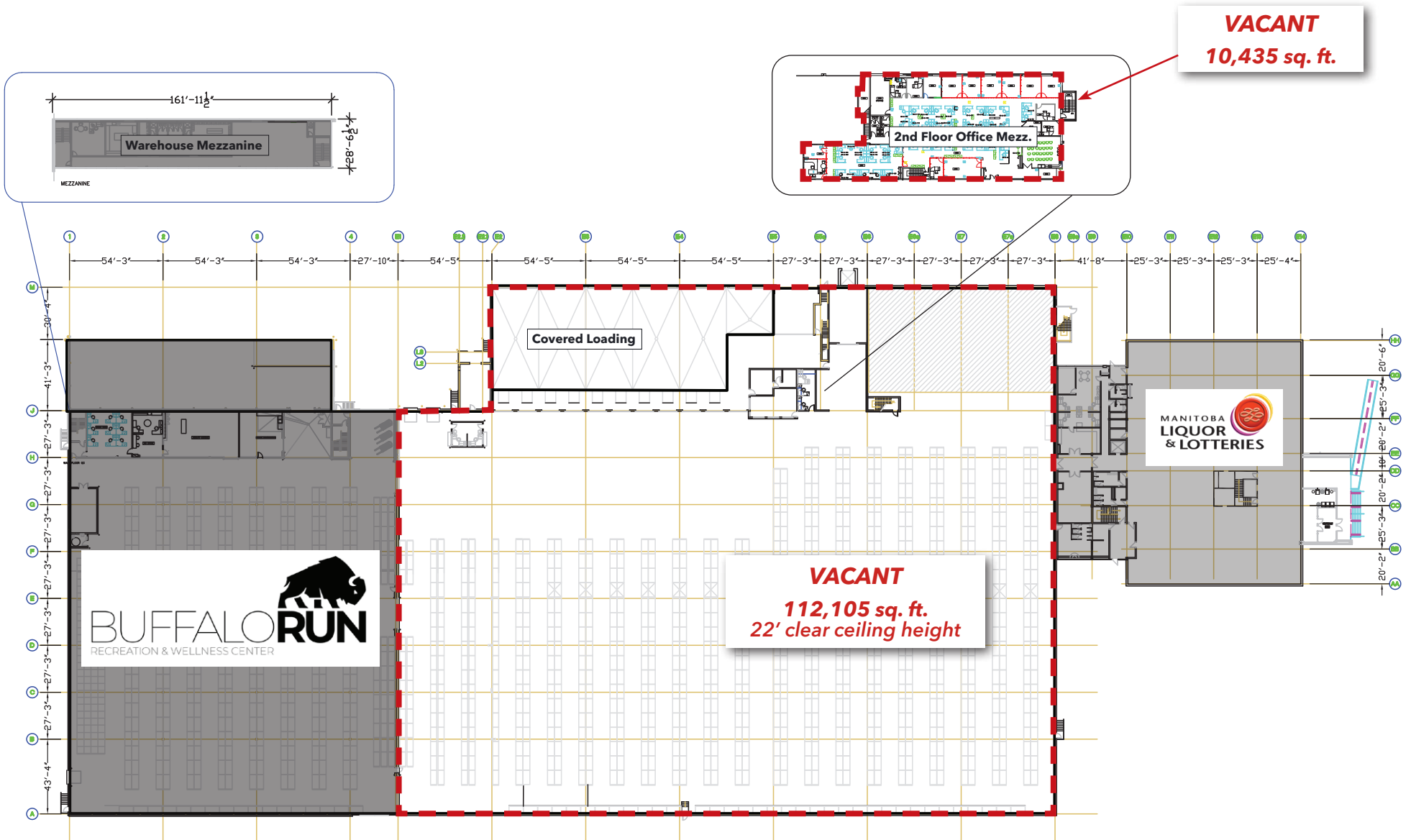
INTERIOR PHOTOS

ORIGINAL WAREHOUSE - 22' CEILINGS



FLOOR PLAN

WAREHOUSE AND RACKING



Contact

DERRICK CHARTIER, Principal

(204) 985-1369

derrick.chartier@capitalgrp.ca

Services provided by Derrick Chartier Personal Real Estate Corporation

RENNIE ZEGALSKI, Principal

(204) 985-1368

rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.